



MLS# : 35018-82200

Price : \$80,000

Type : Land for Sale

Size : 80 Acres

Address : Rt. 1 , Wister , Oklahoma , 74953

FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ SCENIC MOUNTAIN & VALLEY VIEWS
- ✓ GOOD OFF GRID CABIN SITES
- ✓ HUNTING, HIKING, CAMPING
- ✓ WHITETAIL DEER, WILD TURKEY
- ✓ WISTER LAKE, KERR LAKE
- ✓ PRIVATE & SECLUDED LAND
- ✓ BOB BOWMAN (918)839-4717

ABOUT THE PROPERTY

LOCATION: Central eastern Oklahoma in LeFlore County. This land borders for about ¼ mile along a private gas company road. It is about 2.5 miles distance to a country farm to market road (Wild Horse Rd). It is about 10 miles to the town of Wister. Wister Lake State Park is about 14 miles. The city of Poteau is about 20 miles. The city of Ft. Smith, Ark is about 45 miles. Dallas is about 4.5 hrs. Oklahoma City is about 3 hrs. Tulsa is about 2 hrs.

AERA DESCRIPTION: The surrounding area is about 70% wooded hills and low mountains with creek valleys between the mountains and hills where there will be located small farms and ranches. The area is sparsely settled with the majority of the land being wilderness-type acreage all heavily wooded.

LAND: 80 acres m-l which is mostly all wooded with various types of hardwoods native to this area such as oak, hickory, persimmon, red cedar and others including native yellow pine. About the center of this property near the

CONTACT US

BOB BOWMAN

SALES AGENT

📞 (918) 839-4717

✉️ bobbowman129@yahoo.com

🏠 Mixon Realty

📍 2507 N Broadway, Poteau, Oklahoma, United States, 74953

West boundary line is the highest point on the land being 1,124 ft msl. From that high point the land slopes in all directions. The slope is gentle estimated to drop in elevation a maximum of 300 feet. The most elevated site would afford a 360 degree view in all directions of the surrounding mountains and valleys below if chosen as a cabin or home-site. This location is about 2.5 miles from the locked gate on Wild Horse Rd. The property fronts for about ¼ mile along a private gas company road running along the South boundary of the property. The road is maintained by the gas company which has several wells in the area. The land is suitable for garden crops in places as well as fruit trees. It may be possible to clear up a few acres for pasture if desired.

SERVICES: School bus route and mail route at the locked gate. LP gas delivery to the land. There are no other services available. Should you build a home or cabin it will need to be off-grid our perhaps solar power might be possible.

WATER: Farmers and ranchers in the area use drilled wells for their home water supply. Livestock ponds can be constructed at a reasonable cost for fishing, swimming and livestock water. Average rainfall in this area is about 45 to 50 inches per year. If you build a dwelling on this land you will likely want to have a well drilled. Other owners have done that nearby.

TAXES: About \$70 per year.

PRICE: \$80,000. Financing available through local banks serving the area. Two that you can contact via their website is The Community State Bank in Poteau and Arvest Bank in Poteau, Ok.

RESTRICTIONS: There is an easement for roadway. There is an easement for future installation of utilities if needed. Minerals are reserved by former owners. Certain restrictions apply preventing shacks being used as dwellings, permanent storage of junk vehicles being abandoned on the land and activities are prohibited that are immoral, illegal or noxious all intended to protect the value of the property and to be certain that owners can enjoy the peaceful use and enjoyment of their land.

LEGAL FOR GPS COORDINATES:

The W/2 SE/4 of Section 9, Township 6 North, Range 23 East of the Indian Base and Meridian, LeFlore County, Oklahoma.

BULLET POINTS:

1. Secluded and private location.
2. Private road access behind a locked gate on gas well road.
3. Nice site for an off-grid hunting cabin or home.
4. Good hunting for deer, turkey and other game.
5. Scenic view of surrounding mountains and hills.
6. Timber farm potential. Check with you accountant for tax advantages.
7. Lots of level areas on this property with moderate terrain variation.
8. Camping, hiking and horseback riding.
9. No utilities or services at this time.

CONTACT INFORMATION:

Bob Bowman, Ph. 918-839-4717

Email: bob.bowman@bp.com